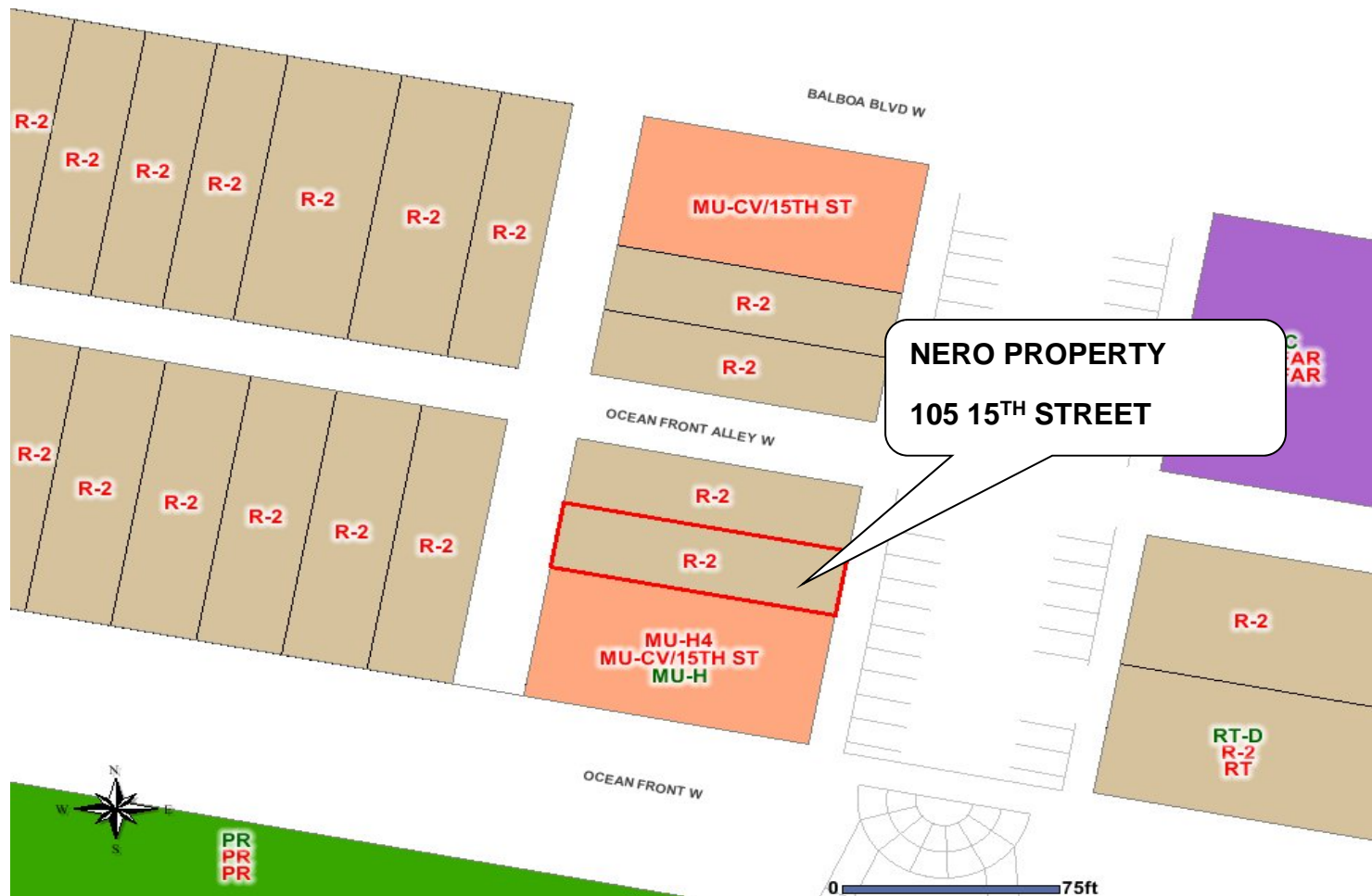


NERO PROPERTY AMENDMENT

105 15th Street (PA2011-061)

Planning Commission
Public Hearing
July 7, 2011





VICINITY MAP

CODE AMENDMENT SUMMARY

	CHANGES: CURRENT to RECOMMENDED PROPOSED		
LOCATION:	GENERAL PLAN:	COASTAL LAND USE PLAN:	ZONING:
105 15 th STREET	RT to MU-H4	RT-D to MU-H	R-2 to MU- CV/15 th ST

DEVELOPMENT INTENSITY ALLOWED:

The MU-CV 15TH ST Zoning District:

Commercial floor area - Maximum floor area ratio (FAR) of 0.75

Mixed-Use Buildings: floor area to land ratio of 1.50; where a minimum floor area to land ratio of 0.25 and maximum of 0.5 shall be used for nonresidential purposes and maximum of 1.25 for residential.

Nonresidential Buildings: floor area to land area ratio of 0.5 maximum.

Multi-Family Residential Buildings: a density of 20.1 to 26.7 du/ac is permitted.



**SUBJECT PROPERTY:
105 15TH STREET,
MIXED USE BUILDING**



**PROPERTY TO THE NORTH:
107 15TH STREET, DUPLEX**



PROPERTY TO THE SOUTH- 101-103 15TH STREET, MIXED USE BUILDING



CHANGES: CURRENT to RECOMMENDED			
LOCATION:	GENERAL PLAN:	COASTAL LAND USE PLAN:	ZONING:
105 15 th STREET	RT to MU-H4	RT-D to MU-H	R-2 to MU-CV/15 th ST

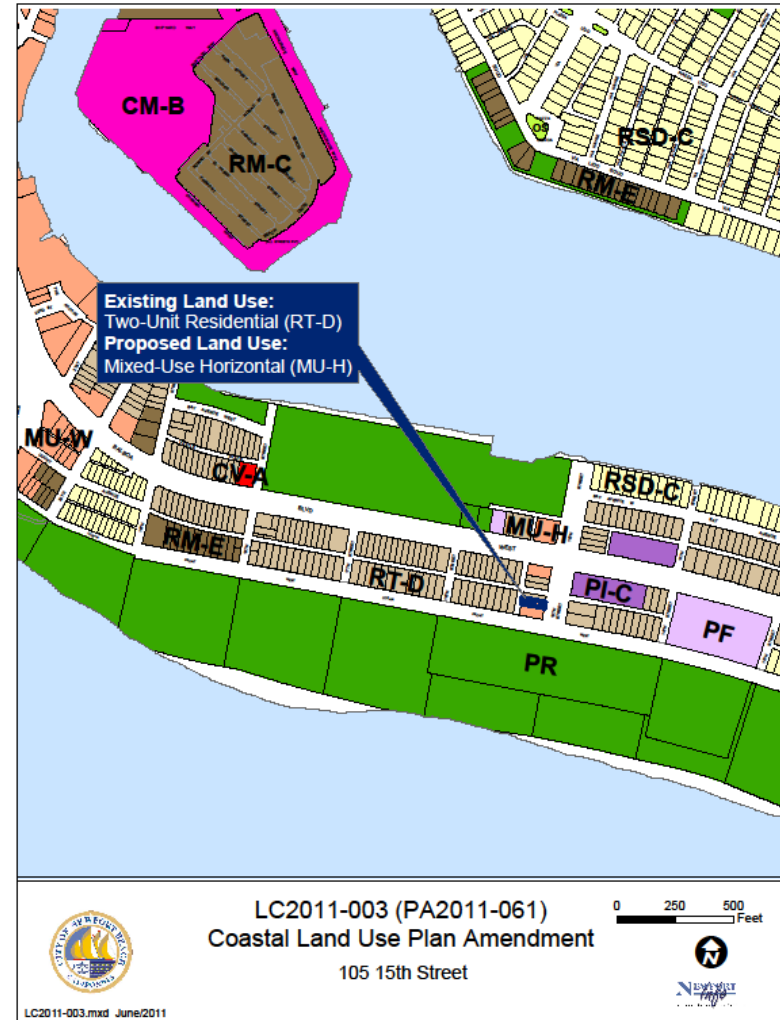
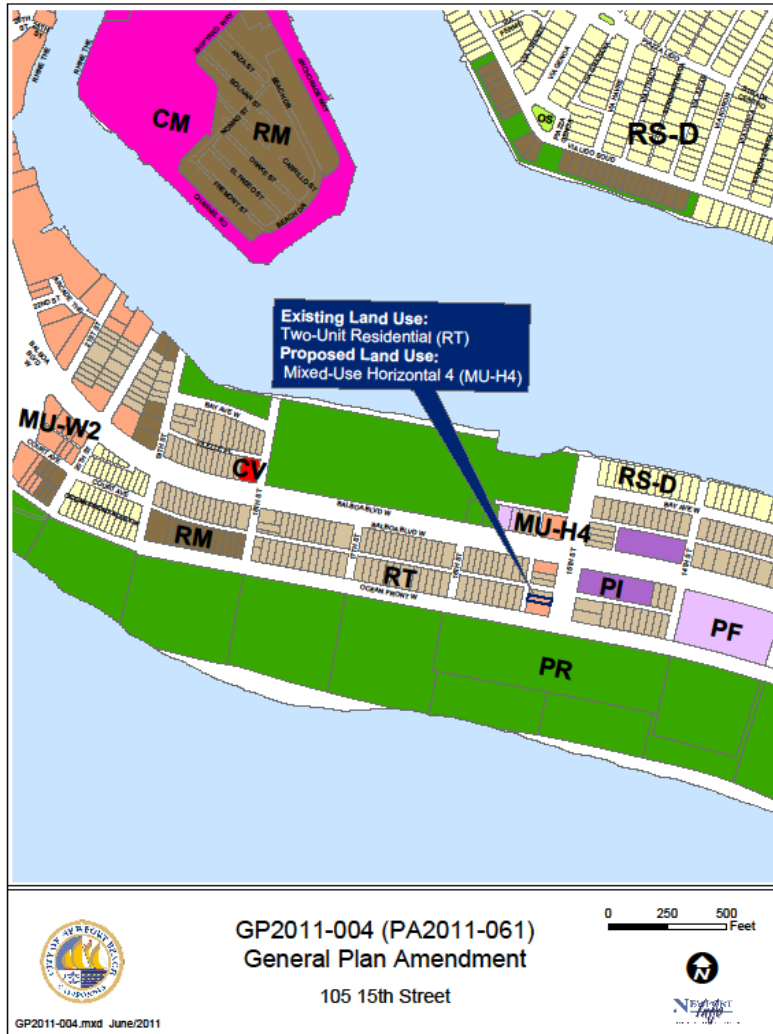
ATTACHMENT NO. PC 2- 105 15th STREET – NERO PROPERTY

RETAIL SALES:

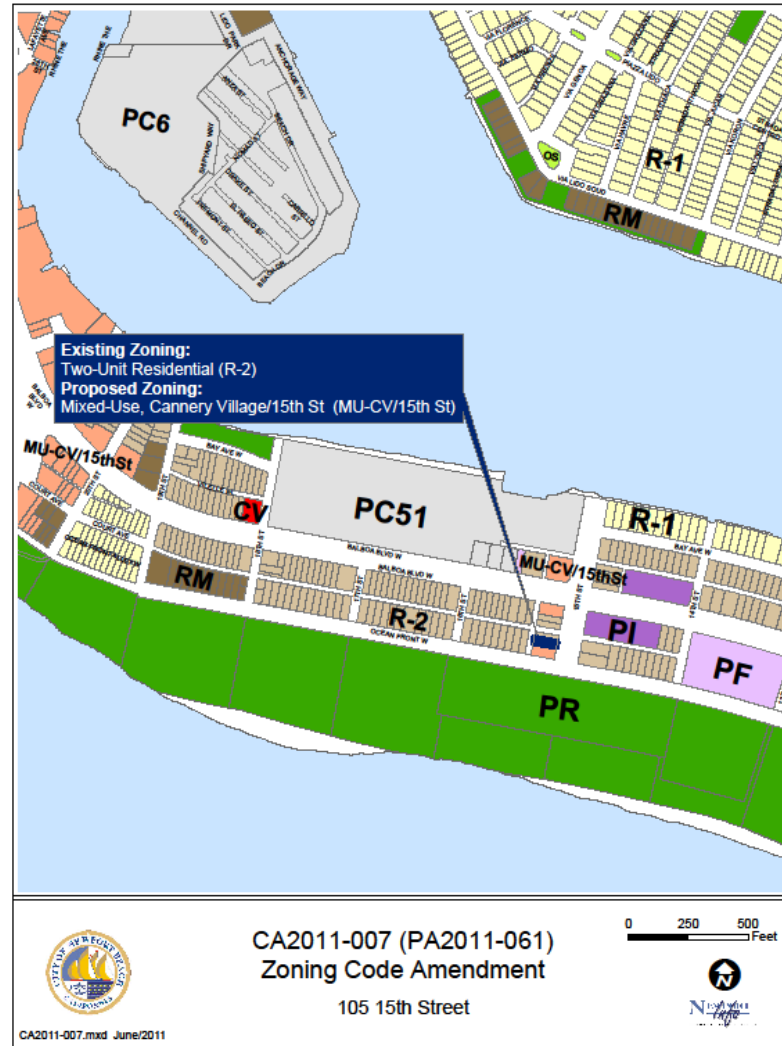
Retail Sales (Land Use). As allowed in the MU-CV/15th ST, MU-V, MU-MM, MU-DW, CC and CG zoning districts

General. Retail establishments, completely enclosed within structures, engaged in selling goods or merchandise to the general public.

Retail Sales (Land Use).
automotive parts and accessories
carpeting and floor covering
electronic equipment
fabrics and sewing supplies
florists and houseplant stores (indoor sales only)
grocery store
hardware
kitchen utensils
locksmiths
medical supplies and equipment
musical instruments, parts and accessories
office supplies
orthopedic supplies
paint and wallpaper
religious goods
secondhand clothing sales
shoe stores
small wares
stationery
supermarket
Bulk Merchandise



PC RESOLUTION EXHIBIT A – 105 15TH STREET



PC RESOLUTION EXHIBIT A – 105 15TH STREET